

**MEETING AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**May 2, 2013  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: THOR SCORDELIS**

**VICE CHAIR: JOHN HART**

**MEMBERS: JILL BERGMAN, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at [www.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**MINUTES**

[March 21, 2013](#)

**PUBLIC HEARINGS**

1. ARC 08-016, SUN VALLEY APARTMENTS, ARCHITECTURAL REVIEW PERMIT AMENDMENT & TIME EXTENSION, 1382-1400 CONTRA COSTA BOULEVARD  
(15 Minutes – Continued from April 18, 2013, March 7, 2013 February 7, 2013, January 17, 2013 and December 6, 2012)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider a request for approval of an amendment to Architectural Review Permit No. ARC 08-016 and a 12-month time extension of Architectural Review Permit. The previous approval was for rear parking lot modifications, including grading improvements at the rear of the site for an existing 3.4 acre apartment complex site with 88 units. The request includes amendments to previously approved conditions of approval (related to parking lot layout) and various other modifications to the approved project plans. Assessor Parcel Number: 127-050-069.

CEQA Determination: Mitigated Negative Declaration.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

2. PLN 13-0097, AFRASIABI SINGLE FAMILY ADDITION/REMODEL, 777 CHARLTON DRIVE (20 Minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider approval of an Architectural Review permit for an addition and remodel to an existing 1,618 square foot single-story single family home on a 10,370 square foot parcel. The proposed addition would consist of 869 square feet, which includes a conversion of the existing garage to living space, and the construction of a new two-car garage. The proposed lot coverage would be 23%, where the maximum allowed lot coverage is 30%. Assessor's Parcel Number: 166-102-001.

CEQA Determination: Categorically Exempt (Class 1 Existing Facilities).

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on May 16, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.